

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK

1301 12th Street, Suite 400

Altoona, PA 16601

Phone: 814-949-2471 • eluchans@altoonapa.gov

REQUEST FOR PROPOSALS

LOCATION: 516 E Atlantic Avenue

Altoona, PA 16602

PROJECT: Rehabilitation of SFH



The Redevelopment Authority of Altoona Land Bank (LB) has acquired the property located at 516 E Atlantic Avenue, Altoona, PA 16602 through eminent domain. The intent of the Authority is to solicit proposals from developers to rehabilitate and sell as a single-family home. The property is located in a Residential Neighborhood A (RN-A) Zoning District.

MINIMUM BID PRICE:

The LB will except no less than a minimum bid price of \$35,000.00. The successful bidder will be required to provide written proof of financial ability to rehabilitate the property as described in the following proposal. This proof may consist of verification of funds in a bank account, documentation of a line of credit availability, or bank issued construction loan or bond, or similar.

AVAILABLE USES AND SUBSIDIES:

This property is available for a developer to purchase, rehabilitate and market for re-sale as a single-family home or single-family rental unit. This not only promotes stability and investment in the neighborhood but also encourages a sense of belonging among residents. By prioritizing homeownership, the authority aims to strengthen community ties and enhance the overall quality of life, ensuring that homes are occupied by individuals who are more likely to engage with and contribute to the local environment. This strategic move aligns with broader goals of revitalizing the area while addressing the pressing need for affordable housing solutions.

TERMS AND CONDITIONS:

The LB. has cleared the title to the property. The title will not be transferred until the construction work is substantially complete. The successful bidder can begin work prior to the title transfer.

The successful bidder will be required to enter into a Developer's Agreement with the LB for the following items:

- a. Terms of the title transfer options as indicated in bidder's proposal
- b. Final inspection to provide verification that proposed project scope is completed and approved by the LB.
- c. Building permits and subsequent inspections will be required for all applicable work.
- d. The property scope of work must be completed within **120 days** of the signed Developer's Agreement.
- e. General Liability Insurance and, if applicable, workers compensation insurance, will be required as part of the executed Developer's Agreement on the property.
- f. Registered contractor license of the City of Altoona.

FOR ADDITIONAL INFORMATION CONTACT:

Eric Luchansky, Director
Community Development Department
City of Altoona
1301 12th Street, Suite 400
814-949-2471
Eluchans@altoonapa.gov

PROPOSAL INSTRUCTIONS :

1. The property will be **open for inspection upon request.**
2. Proposal packages must be delivered by mail or by hand to the Community Development

Department no later than **12:00 PM on Thursday, September 10th , 2026**. Electronic submissions will be accepted.

3. Must include the signed statement on page 6.
4. All submissions, including attachments, must be on 8 ½" x 11" paper.
5. Respondents must submit **3 copies** of the proposal, including attachments.
6. After a proposal is received and evaluated, the LB. reserves the right to discuss with an applicant, any and all items contained in their proposal, including but not limited to: scope of work, prior experience, financial concerns or clarifications, schedule of work or values, and missing items or work. Upon review and discovery, the applicant will have 5 business days to re-submit any required items needed for a complete proposal. **It is expected that the successful proposal will be selected at the September 21st, 2026 RA LB board meeting. Proposals will be held for ninety (90) days.**
7. Evaluation criteria will include, but not be limited to purchase price (if applicable), prior work experience, financial commitment, construction schedule, adherence to scope of work, prior and pending codes violations from bidder within City of Altoona, compliance with the terms of this request for proposals, final occupancy condition related to surrounding neighborhood, and information identified on the attached Certification submitted by the bidder.
8. The LB reserves the right to reject any or all proposals (in all or in part), to waive any technicalities or informalities, to advertise for new proposals, or to proceed with work when its completion is in the best interest of the LB.
9. The successful bidder will be obligated to deposit \$1,000.00 into an escrow account, held by the Redevelopment Authority, to cover legal counsel fees and costs related to the Developer's Agreement and other transaction costs. The deposit will be credited upon completion of Developer's Agreement and will be forfeited if bidder fails to start or complete the project.

Scope of Work

1. All Proposals must contain the following items of work and shall be included in the schedule of values in the subsequent section: Please see the attached Work Write up for detailed list.

Buyer Specific Proposal:

2. Describe all work that is proposed in detail, including the above items, as part of this submission. (For example: Walls throughout will be demolished to the studs with new drywall and paint applied, kitchen will be demolished with builder grade cabinets to be reinstalled, electrical system is up to date and needs only minor repair, termite, or pest removal, etc.)
3. Describe the number of bedrooms, bathrooms, kitchen, living rooms/den, dining room, etc. that are proposed for the completed renovation. Also, include the number of off-street parking spaces.
4. Provide a detailed cost breakdown of all major items of work. The use of a contingency item shall not exceed 5% of proposed project cost. Describe in detail specific activities with units of measure when

appropriate. Below is an example of the format which should be used to satisfy this step. Please include a total of all proposed work. Failure to complete this step will constitute an automatic rejection of your proposal.

EXAMPLE:

Work Description	Material Amount	Installation/Labor Cost \$
First Floor Carpeting	111 square yards	\$
Kitchen Cabinets	1 lump sum	\$
Drywall (primed and painted)	2000 square Feet	\$
Furnace and Ductwork	1 Lump Sum	\$

5. Submit proposed interior floor plans with as much detail to articulate work scope.
6. Submit proposed landscape plans of exterior off-street parking spaces and walkways. (With as much detail to articulate work scope)
7. Provide an estimated detailed construction schedule including when the Developer's Agreement (sample attached) will be executed and expected work completion date. Please include information on your ability to manage the property (i.e., paying all necessary expenses) until the property is sold and/or occupied.

Prior Experience, Financial Capacity, and References:

1. Provide in detail past jobs you have completed or vocation trade experience that you possess that demonstrates your effectiveness to successfully complete this project.
2. Provide verifiable evidence of your financial capability to complete the proposed rehabilitation, including exact sources of funds. (Examples include but are not limited to verification of funds in a bank account, written proof of irrevocable letter of credit, bond, mortgage, etc. for the project, and/or documentation of line of credit availability.) **(Failure to complete this step will constitute an automatic rejection of your proposal)**
3. Provide at least three professional references that we may contact to verify the above information. If the applicant is an organization/agency or company, please describe your organization in detail.

Proposal submission:

1. Included in your proposal should be
 - Purchase price of \$35,000 dollar minimum
 - Indicate whether property will remain or become an owner-occupied home or anticipated to be maintained as a rental unit.
 - Buyer Specific Proposal including LB required items
 - Prior experience and financial capacity
 - Professional References – Do not include R.A. board or City of Altoona staff members in this section

STATEMENT OF PROPOSED DEVELOPER:

1. *Upon selection by the LB., I/we agree to enter into a Developer's Agreement (D.A) in form and content satisfactory to the LB Such D.A., among other terms and conditions, shall provide for reinvestment of title to the land and any improvements thereon to LB. in case of failure of developer to satisfy any condition in said Contract with LB. (Please note: Developer's Agreements usually are signed within 30 days of LB. approval of proposal.)*
2. *I/we agree not to seek any variances from the Altoona City Code of Ordinances without the expressed written permission of the LB..*
3. *I/we understand that after selection of the developer, the LB reserves the right to cancel its relationship with the proposed developer and not issue a D.A. regardless of the amount of time, money, or energy the proposed developer has expended pursuant to this project.*
4. *I/we have examined the existing conditions at the project site and are fully informed as to the conditions and limitations of the property/project. I/we may not at any time after the execution of the D.A. make any claim against the LB based upon insufficient data or any incorrect assumptions on my/our part. I/we fully understand that the property is being sold "as-is" and "where-is."*
5. *I/we understand that the LB reserves the right to utilize a multitude of evaluation techniques so that, although the offered price will be a consideration, the selected developer may not necessarily be the "highest bidder."*
6. *I/we agree to pay any and all real estate transfer taxes, reasonable attorney fees, costs of title insurance and recording fees that may be required pursuant to the transfer of this property from the R.A. to me and/or us.*
7. *I/we certify the following:*
 - (1) *I/we am/are not delinquent in paying real estate taxes on any property located within the City of Altoona or Blair County wherein I have an ownership interest.*
 - (2) *I/we have no outstanding violations of the property maintenance code or other codes regarding properties located within the City of Altoona or Blair County wherein I have an ownership interest.*
 - (3) *I/we have no outstanding municipal utility bills that are more than one year outstanding and owed to the City of Altoona or Blair County.*
 - (4) *If I/we am/are submitting this application on behalf of an entity, I/we make the above certifications on behalf of the entity and all Related Parties.*
 - (5) *To the best of my/our knowledge, all of the information in this application is true, correct, and complete.*
8. *I understand that I will have accepted the type of title delivery as stated in the proposal and are bound to the terms as such. If it is necessary to clear the title, it will be my/our responsibility to seek legal counsel to perform a review of the title and take whatever steps, if any, are necessary.*

CONTACT INFORMATION AND ACCEPTANCE OF STATEMENT OF PROPOSED DEVELOPER

Organization: _____ Phone: _____
Contact Person _____
Address: _____
_____ Email: _____

Developer is a(n) _____ individual, _____ partnership, _____ corporation

I/we have read this Proposal Package and understand what the LB is requiring in order to select a qualified developer for this project, and submit this Proposal this _____ day of _____, 2026.

Signature

Title

Signature

Title

LEGAL INFORMATION

APPLICANT NAME(S) (EXACTLY AS IT/THEY SHOULD APPEAR ON THE DEED):

APPLICANT STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

MARITAL STATUS: _____ SINGLE _____ MARRIED _____ N/A

OWNERSHIP (REGARDLESS OF MARITAL STATUS):

_____ INDIVIDUAL _____ JOINT _____ OTHER (DESCRIBE): _____

IF APPLICANT IS AN ENTITY, LIST ALL INDIVIDUALS AND ENTITIES THAT HAVE A DIRECT OWNERSHIP, CONTROLLING OR MANAGING INTEREST IN THE ENTITY (E.G., OFFICERS, DIRECTORS, PRINCIPALS, GENERAL AND LIMITED PARTNERS, MANAGING PARTNERS, MEMBERS, MANAGERS, AND STAKEHOLDERS) (COLLECTIVELY "RELATED PARTIES"):

DOES THE APPLICANT HAVE ANY OWNERSHIP INTERESTS IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? _____ YES _____ NO
IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:

DO ANY RELATED PARTIES HAVE ANY OWNERSHIP INTEREST IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? _____ YES _____ NO
IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:

IF THE APPLICANT IS AN ENTITY, INCLUDE A COPY OF THE CURRENT ORGANIZATIONAL DOCUMENTS. SUCH DOCUMENTS INCLUDE:

- A. ARTICLES OF INCORPORATION, ASSOCIATION, OR ORGANIZATION, INCLUDING AMENDMENTS (STAMPED AS ACCEPTED BY THE STATE)
- B. CERTIFICATE OF LIMITED PARTNERSHIP, INCLUDING ADMENDMENTS (STAMPS AS ACCEPTED BY THE STATE)
- C. LLC AGREEMENT, INCLUDING AMENDMENTS (SIGNED)
- D. PARTNERSHIP AGREEMENT, INCLUDING AMENDMENTS (SIGNED) IF THE APPLICANT IS A NONPROFIT ENTITY, INCLUDE A COPY OF A CURRENT IRS 501(C)(3) LETTER OF DETERMINATION

RESPEC
Work Write-up

Case Number: RA-029

BID TOTAL \$:

Property Information:

516 E. Atlantic Avenue
Altoona PA 16602-

Jurisdiction: Blair County

Target Area: Altoona

Census: 0

Owner:

Redevelopment Authority
1301 12th Street, Suite 400
Altoona PA 16601-

Phone: (814)949-2470

Mobile:

BID OPENING DATE 0

CONTRACTOR INFORMATION

Name:

Address:

Voice:

Fax:

email:

Main Structure

Unit Info:

Single Family

Owner

Phone: Work Phone:

Exterior | Main Structure | Single Family | Exterior

Demolition

1	0010010001	1 EA.	0	\$	
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Demolish and Remove

Demolish specified portion of structure and dispose of work-related debris in code legal dump. REMOVE THE PINE TREES AT THE REAR AND SIDE OF THE STRUCTURE AND ALL TREES LOCATED CLOSE TO THE FOUNDATION. TRIM ALL OTHER TREES TO PROTECT THE NEW ROOF. TO INCLUDE THE REMOVAL OF THE STUMPS.

Drive Way Custom

2	0020030001	1 EA.	0	\$	
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Drain Line

Remove existing asphalt at the drain pipe at the front of property. Install properly sized pipe and replace the asphalt to match existing. Repair all affected surfaces.

Roof

3	0090010001	1 EA.	0	\$	
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Roof--Sheathing Repair and Shingles

Remove existing roofing to sheathing on the entire structure. Replace defective sheathing (not to exceed 160 sq. feet) and framing members. Apply ice and water shield at the bottom perimeter of roof and in the valleys. Apply 15 lb. felt paper, and install 30 year guarantee, class "A" fiberglass shingles per manufacture's specifications. Apply fiberglass impregnated roofing cement to all flashing and include all neccessary counter flashing. Apply ridge vent and wide drip edge. Color and style selected by the owner. Repair all affected surfaces.

Painting

4	0100020001	1 EA.	0	\$	
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Exterior Painting

Remove all loose and flaking paint by scraping and sanding to provide a smooth, tight surface for repainting. Prime all bare areas with latex primer. Apply two coats of exterior latex paint to the siding and wooden surfaces. Replace all rotted or unsound wood prior to painting. Color choice by owner. TO INCLUDE THE FRONT AWNING.

Total for: Exterior	\$	
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Exterior | Main Structure | Single Family | Front Porch

Demolition

5	0010010001	1 EA.	0	\$	
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Demolish and Remove

Demolish specified portion of structure and dispose of work-related debris in code legal dump. THE WINDOWS AND THE DOOR LEADING TO THE FRONT PORCH. REPAIR ALL AFFECTED SURFACES.

Flooring

6	0050010005	1 EA.	0	\$	
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Carpet-Exterior

Replace all defective flooring members. Prepare flooring to accept indoor/outdoor carpeting (\$15.00 allowance per sq. yd.). All materials shall be installed in accordance with the manufacturer's recommendations. Color and pattern shall be selected by owner.

Electrical

7	0120040009	1 EA.	0	\$	
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Exterior Light-Replace

Replace existing fixture with a single-bulb exterior fixture (\$30.00 allowance).

Total for: Front Porch				\$	
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Exterior | Main Structure | Single Family | Rear Porch

Flooring				
8	0050010005	1 EA.	0	\$

Carpet-Exterior

Replace all defective flooring members. Prepare flooring to accept indoor/outdoor carpeting (\$15.00 allowance per sq. yd.). All materials shall be installed in accordance with the manufacturer's recommendations. Color and pattern shall be selected by owner.

Painting				
9	0100010001	1 EA.	0	\$

Patch and Paint Interior

Patch and paint the walls. Repair all defective areas and spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint. Color shall be selected by the owner.

Total for: Rear Porch \$

Total for: Exterior \$

Interior | Main Structure | Single Family | Entryway

Painting				
10	0100010001	1 EA.	0	\$

Patch and Paint Interior
Patch and paint the walls, ceiling and interior of the closet. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

Flooring				
11	0050060001	1 EA.	0	\$

Install Laminate Flooring
Install a laminate floor with a foam sheet underlayment. Flooring shall be installed as per manufacturer's installation instructions. Repair all affected surfaces.

Total for: Entryway \$

Interior | Main Structure | Single Family | Living Room

Painting				
12	0100010001	1 EA.	0	\$

Patch and Paint Interior

Patch and paint the walls. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

Window				
13	0040060001	1 EA.	0	\$

Window-Vinyl Replacement

Replace the existing window on Side "B" with vinyl thermo pane replacement window (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Window shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

Flooring				
14	0050070005	1 EA.	0	\$

Refinish Existing Floor

Remove the existing flooring. Refinish the existing flooring and repair any affected surfaces. Clean and tack cloth prior to applying new finish. Apply sealer to the new finish as required.

Total for: Living Room \$

Interior | Main Structure | Single Family | Dining Room

Painting				
15	0100010001	1 EA.	0	\$

Patch and Paint Interior

Patch and paint the walls. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

Windows				
16	0040060001	2 EA.	0	\$

Windows-Vinyl Replacement

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

Flooring				
17	0050070005	1 EA.	0	\$

Refinish Existing Floor

Remove the existing flooring. Refinish the existing flooring and repair any affected surfaces. Clean and tack cloth prior to applying new finish. Apply sealer to the new finish as required.

Total for: Dining Room \$

Interior | Main Structure | Single Family | Kitchen**Painting**

18	0100010001	1 EA.	0	\$	
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Patch and Paint Interior

Patch and paint the walls. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner. TO INCLUDE THE REMOVAL OF THE EXISTING WALL PAPER.

Door

19	0040050006	1 EA.	0	\$	
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Door-Exterior Pre-Hung Metal

Replace the existing entrance door with a metal pre-hung insulated door (\$325.00 allowance) complete with frame, sill, threshold, weatherstripping, and hardware. Install necessary extension jambs to exterior of door, and reinstall brick mold. Tuck spaces around door with fiberglass insulation. Patch interior and exterior to create a neat appearance. Paint trim with two coats of latex paint to match existing. Color choice by owner. Repair all affected surfaces. DOOR LEADING TO THE REAR PORCH.

Cabinets & Top

20	0040030001	1 EA.	0	\$	
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Cabinets-Wood Base & Wall

Dispose of existing cabinets. Install base cabinets, wall cabinets and post-formed countertop (\$550.00 per ft. price allowance) price allowance is determined by the length of base cabinets only. Cabinets shall be installed level and plumb, and securely fastened to wall studs with screws. Sink cut out to accommodate specified sink dimensions and location. Include all trim. All dimensions must receive field verification. Repair all affected surfaces.

Flooring

21	0050020001	1 EA.	0	\$	
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Floor & Vinyl Cover-Complete

Replace existing floor covering with a new vinyl floor (\$27.00 allowance per sq. yd.). Install floor as per manufacturer's specifications to include recommended underlayment. All underlayment seams shall be filled and sanded. Install 4" vinyl base molding with preformed corners. Color and pattern shall be selected by owner.

Plumbing

22	0130040021	1 EA.	0	\$	
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Kitchen Sink-Double Bowl Complete

Replace the existing sink with a double bowl, self-rimming kitchen sink including water saver faucet (\$275.00 allowance). Include a complete drain system, supply lines, and stop valves. Sink to be selected by owner.

Total for: Kitchen	\$	
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Interior | Main Structure | Single Family | Bathroom 1st Floor**Drywall**

23	0060010005	1 EA.	0	\$	
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Install Moisture Resistant Drywall

Install 1/2" moisture-resistant drywall over the walls and ceiling, tape and three-coat finish ready to paint. Glue each framing member and screw or nail 8" on center. Apply one coat of latex primer and two coats of interior latex paint. Color shall be selected by the owner.

Interior Walls

24	0130040016	1 EA.	0	\$	
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Tub End Wall

Frame a 2" x 4" partition at the tub end to run from floor to ceiling. Provide blocking for a showerhead fitting. Install M. R. drywall on both sides, tape and 3 coat finish ready to paint. Include a prefab access panel made of ABS material. Repair all affected surfaces.

Flooring

25	0050020001	1 EA.	0	\$	
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Floor & Vinyl Cover-Complete

Replace existing floor covering with a new vinyl floor (\$27.00 allowance per sq. yd.). Install floor as per manufacturer's specifications to include recommended underlayment. All underlayment seams shall be filled and sanded. Install 4" vinyl base molding with preformed corners. Color and pattern shall be selected by owner.

Window

26	0040060001	1 EA.	0	\$	
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Window-Vinyl Replacement

Replace the existing window with vinyl thermo pane replacement window (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Window shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

Plumbing

27	0130040001	1 EA.	0	\$	
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Commode-Install

Install a new commode (\$200.00 allowance). Include a seat, chromed supply pipe, shut-off valve, and wax seal. Commode to be selected by owner. TO INCLUDE COMPLETE WATER AND DRAIN LINE SYSTEMS.

28	0130040005	1 EA.	0	\$	
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Vanity-Bathroom

Install a wood vanity cabinet and sink top with a water saving faucet (\$375.00 allowance). Include supply lines, shut-off valves, pop-up drain, complete drain system, and all necessary hardware. Vanity to be selected by owner. TO INCLUDE COMPLETE WATER AND DRAIN LINE SYSTEMS.

29	0130040010	1 EA.	0	\$	
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Tub/Shower Fiberglass

Replace the existing tub with a new fiberglass tub and shower unit (\$600.00 allowance) complete with lever operated, pop-up drain/overflow, PVC waste, and shut-off valves. Install a single lever, scald proof, tub/shower faucet with diverter spout and showerhead (\$145.00 allowance). Include a shower rod. Tub and faucet shall be selected by owner. Repair all affected surfaces. TO INCLUDE COMPLETE WATER AND DRAIN LINE SYSTEMS.

30	0130050003	1 EA.	0	\$	
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Bathroom Accessory Set

Install a bathroom accessory set consisting of two towel bars and a tumbler holder (\$125.00 allowance).

Electrical

31	0120040014	1 EA.	0	\$	
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Bathroom Exhaust Vent With Light

Install a ceiling-mounted fixture containing a single-bulb light and an exhaust fan (\$110.00 allowance). Include duct work vented to the exterior of structure, damper assembly, separate circuit, and two switches with gang plate located at strike side of door. Fish wire and repair all affected surfaces.

32	0120040012	1 EA.	0	\$	
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Medicine Cabinet & Light

Install a medicine cabinet with mirror and light (\$150.00 allowance). Light shall be controlled with a wall switch located at the strike side of the door. Fish wire and repair all affected surfaces.

33	0120030004	1 EA.	0	\$	
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Receptacle-GFI Install

Install a ground fault interrupt duplex receptacle with a cover plate. Fish wire and repair all affected surfaces.

34	0120060001	1 EA.	0	\$	
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Electric Baseboard Heat

Install a properly sized electric baseboard heater with an integral thermostat on the exterior wall. Include an independent 20 AMP circuit. Fish wire and repair all affected surfaces. THIS SPEC MAYBE REPLACE WITH A NEW HEAT RUN FROM THE NEW FURNACE IF ACCESSIBLE.

Total for: Bathroom 1st Floor	\$	
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Interior | Main Structure | Single Family | Stairway & 2nd Floor Hall

Painting				
35	0100010001	1 EA.	0	\$

Patch and Paint Interior
Patch and paint the walls & ceiling. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

Flooring				
36	0050010001	1 EA.	0	\$

Replace Carpet-Stairway
Replace existing floor covering with FHA-approved carpet and padding (\$28.00 allowance per sq. yd.) with a minimum amount of seams. Stretch carpet to eliminate puckers, scallops, and ripples. Include tack strips, metal edge strips, and mending tape to cover entire stairway. Fasten carpet and pad at top and bottom of each riser. Color and pile shall be selected by owner.

37	0050070005	1 EA.	0	\$
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Refinish Existing Floor
Remove the existing flooring. Refinish the existing flooring and repair any affected surfaces. Clean and tack cloth prior to applying new finish. Apply sealer to the new finish as required. THE 2ND FLOOR HALLWAY.

Total for: Stairway & 2nd Floor Hall \$

Interior | Main Structure | Single Family | Bedroom Rm #1 Front

Painting

38	0100010001	1 EA.	0	\$	
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Patch and Paint Interior

Patch and paint the walls, ceiling and interior of the closet. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

Window

39	0040060001	1 EA.	0	\$	
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Window-Vinyl Replacement

Replace the existing window with vinyl thermo pane replacement window (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Window shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

Flooring

40	0050070005	1 EA.	0	\$	
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Refinish Existing Floor

Remove the existing flooring. Refinish the existing flooring and repair any affected surfaces. Clean and tack cloth prior to applying new finish. Apply sealer to the new finish as required.

Total for: Bedroom Rm #1 Front				\$	
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Interior | Main Structure | Single Family | Bedroom Rm #2

Painting				
41	0100010001	1 EA.	0	\$

Patch and Paint Interior

Patch and paint the walls and interior of the closet. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

Windows				
42	0040060001	2 EA.	0	\$

Windows-Vinyl Replacement

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

Flooring				
43	0050070005	1 EA.	0	\$

Refinish Existing Floor

Remove the existing flooring. Refinish the existing flooring and repair any affected surfaces. Clean and tack cloth prior to applying new finish. Apply sealer to the new finish as required.

Total for: Bedroom Rm #2 \$

Interior | Main Structure | Single Family | Bathroom 2nd Floor**Painting**

44	0100010001	1 EA.	0	\$ _____
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Patch and Paint Interior

Patch and paint the walls. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

Flooring

45	0050020001	1 EA.	0	\$ _____
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Floor & Vinyl Cover-Complete

Replace existing floor covering with a new vinyl floor (\$27.00 allowance per sq. yd.). Install floor as per manufacturer's specifications to include recommended underlayment. All underlayment seams shall be filled and sanded. Install 4" vinyl base molding with preformed corners. Color and pattern shall be selected by owner.

Plumbing

46	0130040001	1 EA.	0	\$ _____
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Commode-Replace

Replace existing commode with a new commode (\$200.00 allowance). Include a seat, chromed supply pipe, shut-off valve, and wax seal. Commode to be selected by owner.

47	0130040010	1 EA.	0	\$ _____
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Tub/Shower Fiberglass

Replace the existing tub with a new fiberglass tub and shower unit (\$600.00 allowance) complete with lever operated, pop-up drain/overflow, PVC waste, and shut-off valves. Install a single lever, scald proof, tub/shower faucet with diverter spout and showerhead (\$145.00 allowance). Include a shower rod. Tub and faucet shall be selected by owner. Repair all affected surfaces.

Electrical

48	0120040012	1 EA.	0	\$ _____
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Medicine Cabinet & Light

Install a medicine cabinet with mirror and light (\$150.00 allowance). Light shall be controlled with a wall switch located at the strike side of the door. Fish wire and repair all affected surfaces.

49	0120040014	1 EA.	0	\$ _____
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Bathroom Exhaust Vent With Light

Install a ceiling-mounted fixture containing a single-bulb light and an exhaust fan (\$110.00 allowance). Include duct work vented to the exterior of structure, damper assembly, separate circuit, and two switches with gang plate located at strike side of door. Fish wire and repair all affected surfaces.

Total for: Bathroom 2nd Floor	\$ _____
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Interior | Main Structure | Single Family | Bedroom Rm #3

Painting				
50	0100010001	1 EA.	0	\$

Patch and Paint Interior

Patch and paint the walls and interior of the closet. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

Windows				
51	0040060001	2 EA.	0	\$

Windows-Vinyl Replacement

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

Flooring				
52	0050070005	1 EA.	0	\$

Refinish Existing Floor

Remove the existing flooring. Refinish the existing flooring and repair any affected surfaces. Clean and tack cloth prior to applying new finish. Apply sealer to the new finish as required.

Total for: Bedroom Rm #3 \$

Interior | Main Structure | Single Family | Bedroom Rm #4

Painting

53	0100010001	1 EA.	0	\$	
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Patch and Paint Interior

Patch and paint the walls and interior of the closet. All defective areas which exceed one foot in diameter shall be replaced with drywall. Repair all defective areas with a three-coat finish. Spot prime all affected areas, apply one coat of latex primer and two coats of interior latex paint, to include all woodwork. Color shall be selected by the owner.

Windows

54	0040060001	2 EA.	0	\$	
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Windows-Vinyl Replacement

Replace the existing windows with vinyl thermo pane replacement windows (.31 "U" factor or better/ Energy Star Rating) styled to match previous. Replace all defective framing members. Windows shall be installed level and plumb, and in strict accordance with the manufacturer's installation instructions. Include half screen and trim. Repair all affected surfaces.

Flooring

55	0050070005	1 EA.	0	\$	
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Refinish Existing Floor

Remove the existing flooring. Refinish the existing flooring and repair any affected surfaces. Clean and tack cloth prior to applying new finish. Apply sealer to the new finish as required.

Total for: Bedroom Rm #4 \$

Interior | Main Structure | Single Family | Basement**Windows**

56	0040060005	6 EA.	0	\$	
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Vinyl Basement Window Replace

Replace the existing basement window with a single light, thermo pane, vinyl basement window (. 30 "U" factor or better). Insulate and caulk perimeter of the frame. Repair all affected surfaces.

Doors

57	0040050006	2 EA.	0	\$	
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Door-Exterior Pre-Hung Metal

Replace the existing entrance door with a metal pre-hung insulated door (\$325.00 allowance) complete with frame, sill, threshold, weatherstripping, and hardware. Install necessary extension jambs to exterior of door, and reinstall brick mold. Tuck spaces around door with fiberglass insulation. Patch interior and exterior to create a neat appearance. Paint trim with two coats of latex paint to match existing. Color choice by owner. Repair all affected surfaces. THE DOOR LEADING TO THE REAR OF THE STRUCTURE AND THE DOOR LEADING TO THE CAR PORT.

Flooring

58	0050010001	1 EA.	0	\$	
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Replace Carpet-Stairway

Replace existing floor covering with FHA-approved carpet and padding (\$28.00 allowance per sq. yd.) with a minimum amount of seams. Stretch carpet to eliminate puckers, scallops, and ripples. Include tack strips, metal edge strips, and mending tape to cover entire stairway. Fasten carpet and pad at top and bottom of each riser. Color and pile shall be selected by owner.

Plumbing

59	0130060001	1 EA.	0	\$	
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Water Heater-40 Gallon Gas

Replace the existing hot water tank with a 40-gallon, glass-lined, high-recovery, insulated to R-7, gas water heater with a six-year warranty. Include pressure and temperature relief valve with a copper discharge tube, discharge tube to be within 4" of the floor, vent, thimble, expansion tank when required and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. Repair all affected surfaces.

Electrical

60	0120010002	1 EA.	0	\$	
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Electric Service-200 AMP

Replace the existing service and panel with a new residential 200 AMP electric service. Include service head, 3-wire service, meter socket, main disconnect, 42 circuit panel board, and grounding system. Replace all exposed knob and tube and defective wiring in the entire structure. Split and label all circuits. Repair all affected surfaces. All service charges shall be the contractor's responsibility.

Heating

61	0140010001	1 EA.	0	\$	
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Forced Air Furnace-Gas

Replace the existing Furnace. Field measure and install a properly-sized forced air furnace complete with plenum, properly-sized hot air ducts, and cold air returns where needed. New runs shall be constructed using proper material, and shall also receive new registers. Include thermostat, filters, fan and plenum control. Provide separate power circuit and operating manual. Minimum AFUE rating of 90. Repair all affected surfaces.

Total for: Basement	\$	
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Interior | Main Structure | Single Family | Car Port

Demolition				
62	0010010001	1 EA.	0	\$

Demolish and Remove

Demolish specified portion of structure and dispose of work-related debris in code legal dump. THE WALLS ON SIDES "A & D".

Total for: Car Port \$

Total for: Interior \$

Job Total Cost: \$